Davidson County DEEDWARR
Recvd: 12/26/02 07:07 2pgs
Fees:13.00 Taxes:1295.00

20021226-0158266

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of December, 2002.

Notary Public

My commission expires: My Commission Expires April 6, 2004

(AFFIX SEAL)

RITA ANN MANGRUM NOTARY PUBLIC WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John C. Wehby	**Premier Bank of Brentwood**	**118-13-0 230.00**
936 Caldwell Lane	**5217 Maryland Way**	
Nashville, TN 37204	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

UNION PLANTERS MORTGAGE, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Wehby and wife, Ann T. Wehby

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract or parcel of land in the 7th (formerly the 11th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 32 on the Plan of the Country Property of N.A. McNairy, deceased, as of record in Minute Book "E", Pages 564 and 565, and Plan Book 1, Page 29, Chancery Court at Nashville, and being Lot No. 2 on the Plan of Caldwell Subdivision, not recorded, according to the plat and survey made by W.B. Southgate September 1930, as follows:

Beginning at a point on the southerly margin of Caldwell Lane, which point is 100 feet westerly from the corner of Lots 31 and 32 (on McNairy Plan) and being the northwest corner of the lot formerly conveyed to Katherine D. Street, running thence southwardly with the western line of the said Katherine Street lot 425 feet to a post, which is the southwest corner of the Street lot, thence westerly 100 feet to a point which is the southeast corner of Lot No. 3, formerly sold to Bayer; thence northerly with the east line of Bayer's lot 425 feet to the southern margin of Caldwell Lane (Bayer's northeast corner); thence easterly with the southern margin of Caldwell Lane 100 feet to the beginning point.

Being the same property conveyed to Union Planters Mortgage, Inc., a Mississippi Corporation F/K/A Union Planters PMAC, Inc. by deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument #20020826-0102896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2003 and subsequent years, easements, and restrictions of record if any.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR make no representation or warranties of any kind or character expressed or implied as the the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

This is improved (__x__) Unimproved (____) property, known as **936 Caldwel Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th day of December, 2002.

UNION PLANTERS MORTGAGE, INC.
BY: MORGAN McCARTY

STATE OF MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned authority in and for the said County and State, on the 13th day of December, 2002, within my jurisdiction, the within named Morgan McCarty who acknowledges that he/she is CEO of Union Planters Mortgage, Inc., a Mississippi Corporation, and that for and on behalf of Union Planters Mortgage, Inc., and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Notary Public, State of Mississippi
Notary's Commission Expires: MY COMMISSION EXPIRES DEC 9, 2003

